

The Oaks Residence

Personal Care Assisted Living
Madison County, MS

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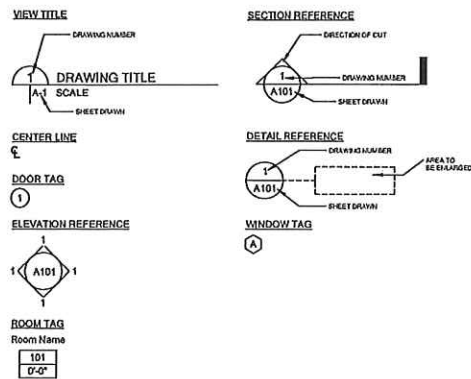
Square Footage

First Floor Living: 11,550 SQFT
 Port Cochere: 550 SQFT
 Porches: 1,020 SQFT
 Total Living: 11,550 SQFT
 Total Gross Lot Coverage: 13,120 SQFT
 Parcel Acreage: 5.08 ACRES

Program Information:

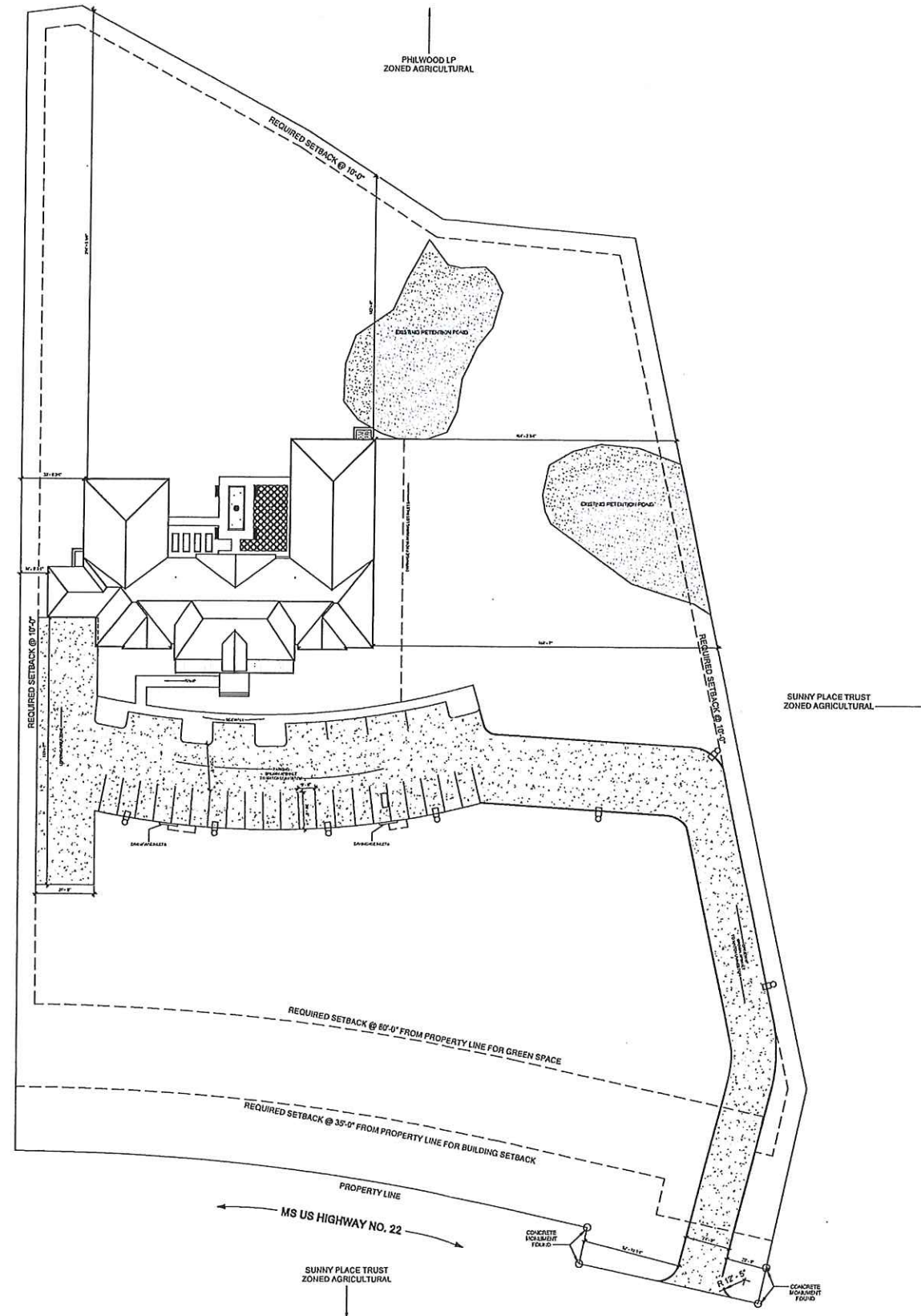
Proposed Use: Personal Care Assisted Living
 Number / Type of Units: 15 Assisted Care
 Percentage of Lot Developed: 19.5%

Architectural Symbols



- NOTE:**
- ALL DESIGN TO MEET IRC 2021.
 - CONTRACTOR TO PROVIDE PRECUT BOARDS CUSTOM MADE TO FIT EACH WINDOW TO BE KEPT ON SITE AND ATTACHED DURING A WEATHER EVENT AS PER IRC 2021 SECTION R301.2.1.2.
 - THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND TO THE BEST OF KNOWLEDGE AND BELIEF THESE DRAWINGS COMPLY WITH THIS CODE. I WILL NOT SUPERVISE NOR INSPECT THIS WORK.

Site Plan
A-1 1/32" = 1'-0"



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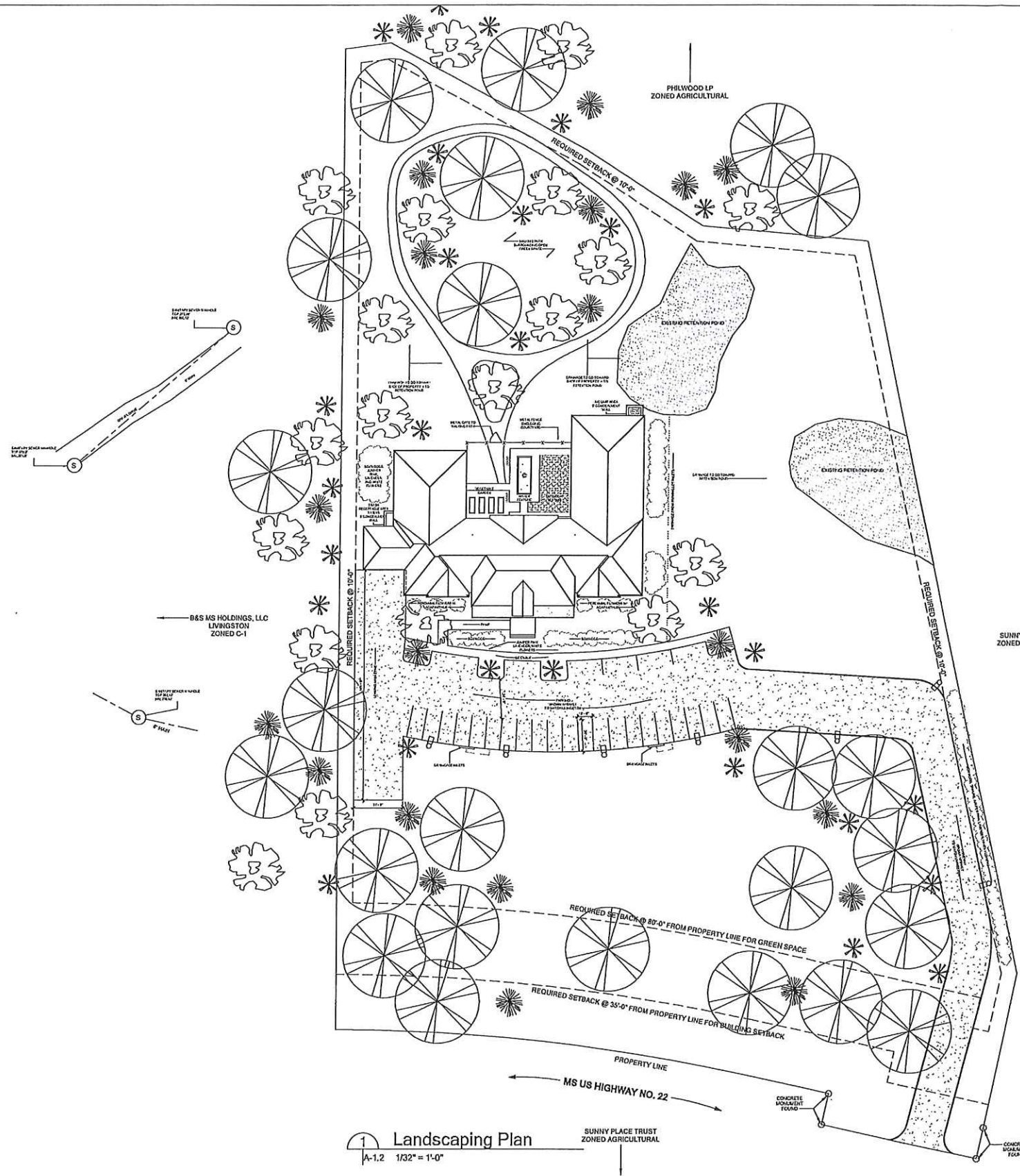
PROJECT NUMBER: F03006
 DATE: 8.28.2022
 DRAWN BY: JLF
 CHECKED BY: JLF
 TITLE:

Title Sheet


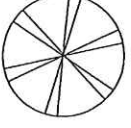




SHEET:

A-1

Schematic Design



LANDSCAPING KEY

	MAGNOLIA TREE approx. 30 gal.
	OAK TREE approx. 30 gal.
	SAVANNAH HOLLY approx. 30 gal.
	CREPE MYRTLE approx. 30 gal.
	SITE LIGHTING STYLE AND DESIGN TO MATCH LIVINGSTON approx. 12' ht. x 10 dia.
	SHRUB/FLOWERS, SPECIFIED BY LOCATION approx 2-5 gal.

NOTE:
PRESERVE AS MANY EXISTING TREES ON PROPERTY AS
POSSIBLE WITH DESIGN PROPOSAL



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PROJECT NUMBER: T13004
DATE: 1.28.2023
DRAWN BY: R.L.O.
CHECKED BY: J.F.F.
TITLE:

Landscaping Plan

DATE:

A-1.2

Schematic Design

1 Landscaping Plan
A-1.2 1/32" = 1'-0"



OAK TREE



MAGNOLIA TREE



STREET LAMP POST



BOXWOOD
- ROUND



BOXWOOD
- LINEAR



SAVANNAH HOLLY



CREPE MYRTLE



AGAPANTHUS



TOPIARY



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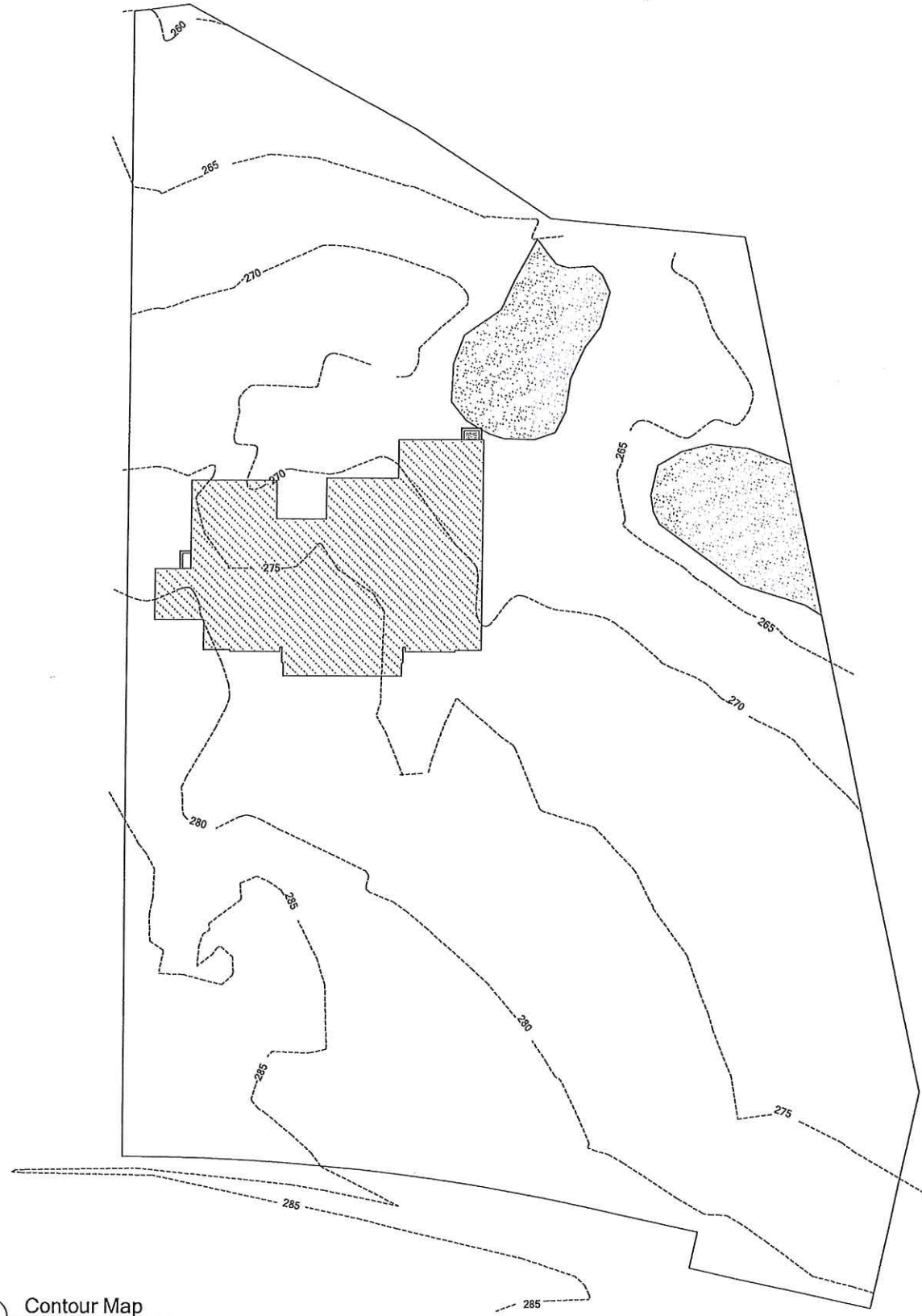
PROJECT NUMBER: F02354
DATE: 8.28.2013
DRAWN BY: JFD
CHECKED BY: JFD
TITLE:

Reference Images

SHEET:

A-1.3

Schematic Design



1 Contour Map
A-1.4 1/32" = 1'-0"



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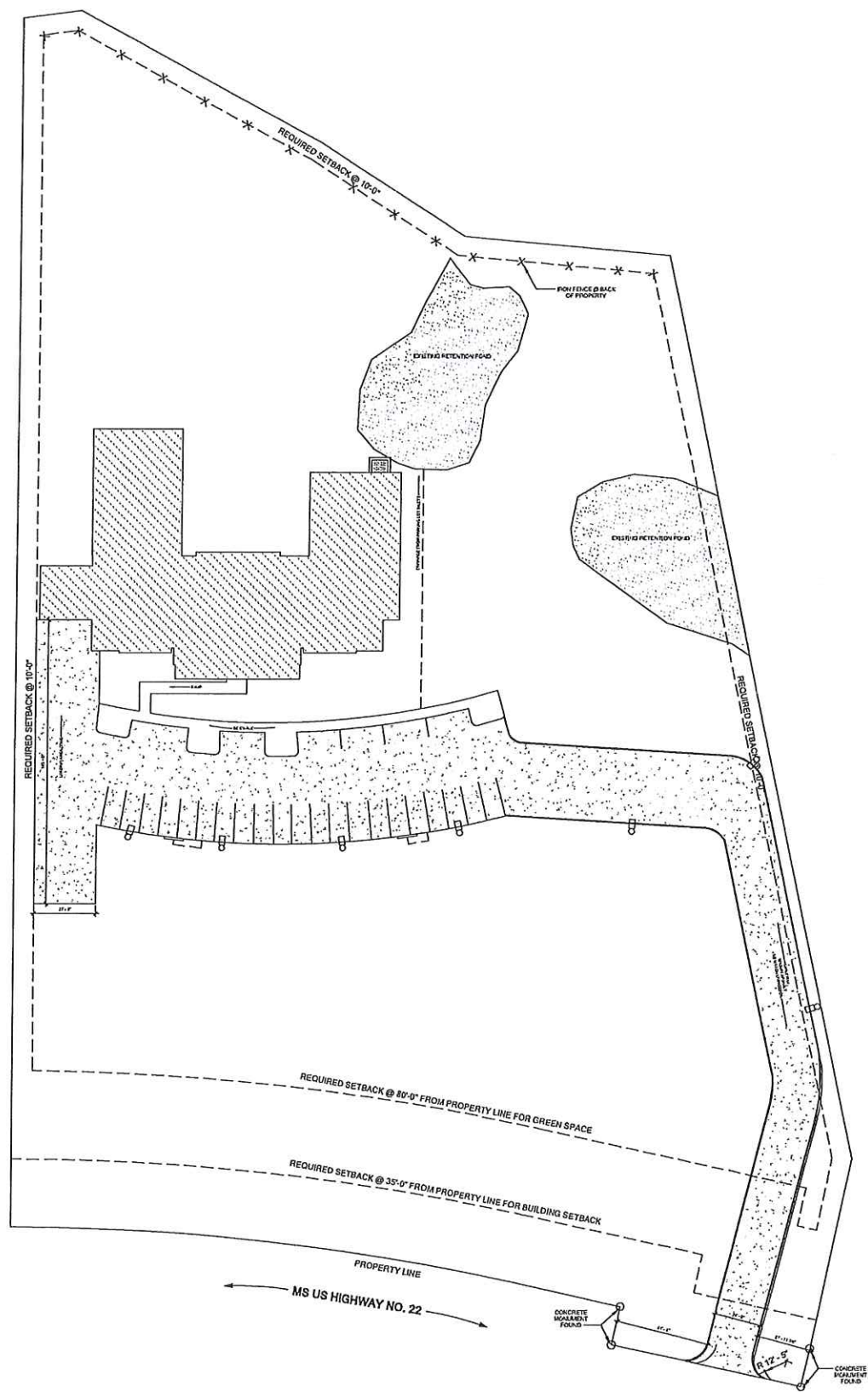
PROJECT NUMBER: F02006
DATE: 02.24.2022
DRAWN BY: RLO
CHECKED BY: JF
TITLE:

Existing Contour Plan

SHEET:

A-1.4

Schematic Design



1 Flipped Plan Option
 A-1.5 1/32" = 1'-0"



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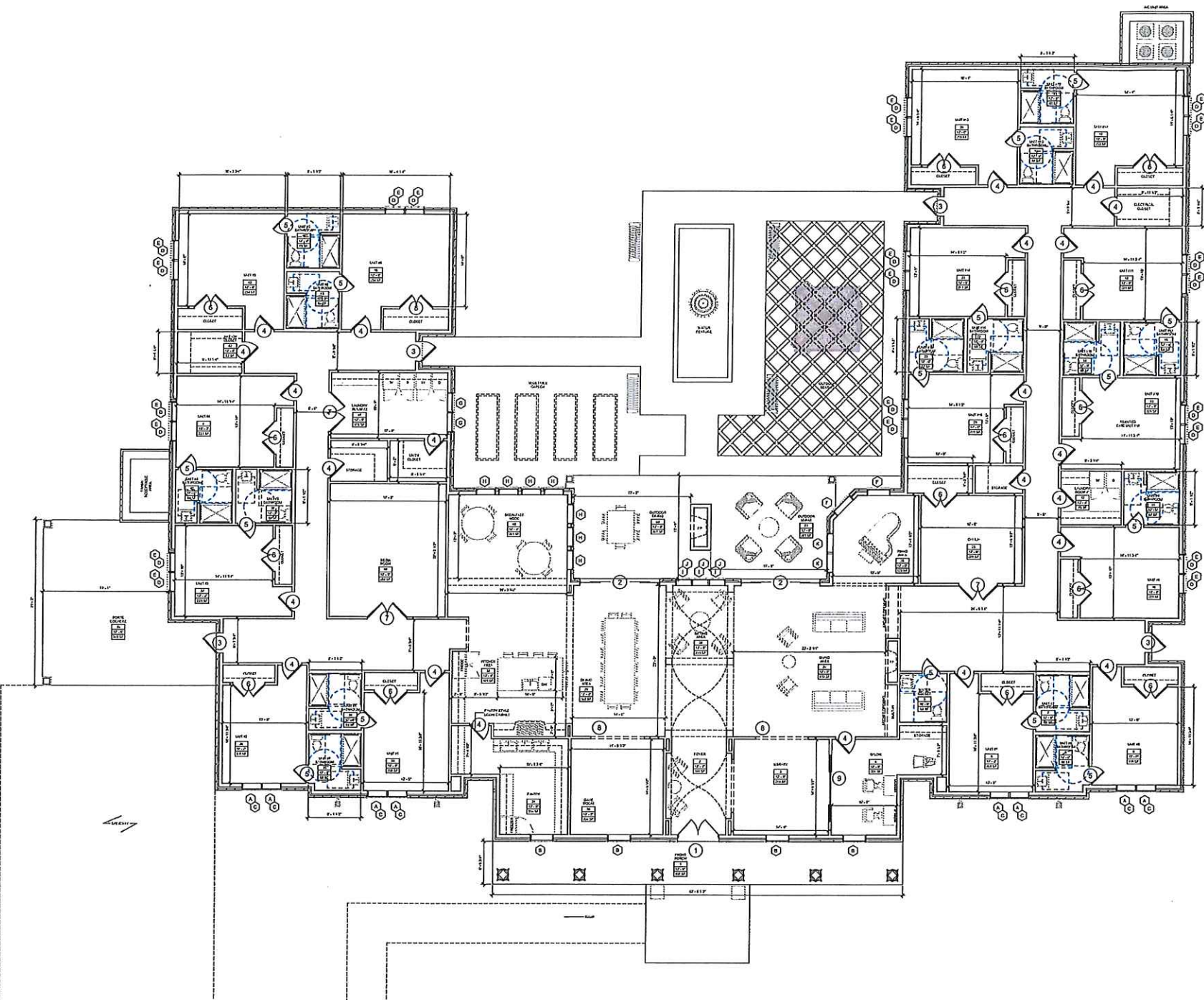
PROJECT NUMBER:	F03006
DATE:	03-20-20
DESIGNED BY:	JFG
CHECKED BY:	JFG
TITLE:	

Alternate Option

SHEET:

A-1.5

Schematic Design



1 Floor Plan
A-2 1/8" = 1'-0"

Door Schedule			
Mark	Width	Height	Description
1	6'-0"	9'-0"	Exterior Double Wood or Vinyl Door W/ Transom; O.S.
2	12'-0"	9'-0"	4-Panel Sliding Glass Doors; O.S.
3	3'-0"	8'-0"	Exterior Single Door; O.S.
4	3'-0"	8'-0"	Interior Single Door; O.S.
5	2'-8"	8'-0"	Interior Single Door; O.S.
6	5'-0"	8'-0"	Interior Double Doors; O.S.
7	6'-0"	8'-0"	Interior Double Doors; O.S.
8	8'-0"	8'-0"	Cased Opening; O.S.
9	5'-0"	8'-0"	Double Panel Pocket Door; O.S.

NOTE:
ALL DOOR SIZES ARE APPROXIMATE AND/ OR SELECTED BY OWNER.
VERIFY WITH DOOR MANUFACTURER FOR AVAILABLE SIZES AND SELECTIONS.

Window Schedule				
Mark	Width	Height	Head Height	Description
A	3'-0"	7'-0"	8'-0"	(2) 6-Lite Wood or Vinyl Casement Window W/ Transom (C); O.S.
B	3'-6"	10'-0"	11'-6"	15-Lite Wood or Vinyl Fixed Window; O.S.
C	6'-0"	2'-0"	10'-0"	Transom; O.S.
D	3'-0"	5'-0"	8'-0"	(2) Muller Together Single Hung W/ Transom (E); O.S.
E	3'-0"	2'-0"	10'-0"	Transom; O.S.
F	3'-6"	6'-0"	8'-0"	Fixed; O.S.
G	3'-0"	4'-0"	8'-0"	(2) Muller Together Single Hung; O.S.
H	3'-0"	6'-0"	8'-0"	Fixed Window; O.S.
I	2'-6"	6'-0"	7'-0"	(3) Fixed Windows W/ Transom (J); O.S.
J	2'-6"	2'-0"	9'-0"	Transom; O.S.
K	3'-0"	6'-0"	8'-0"	(2) Muller Together Fixed; O.S.

PLEASE SEE SECOND FLOOR PLAN AND/ OR ELEVATIONS FOR DORMER WINDOWS AND/ OR OTHER WINDOWS MARKED WITH ().

- NOTE:
- ALL WINDOWS SIZES ARE APPROXIMATE AND/ OR SELECTED BY OWNER. VERIFY WITH WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
 - SAFETY GLAZING/ TEMPERED GLAZING SHALL BE PROVIDED IN 18". REFER TO IRC 2021, SECTION 308.
 - WINDOWS INSTALLED IN BATHROOM ENCLOSURES, LESS THAN 60" FROM THE FLOOR, REQUIRE SAFETY GLAZING IN ACCORDANCE WITH IRC 2021 R308.4.5.
 - ALL WINDOWS MUST MEET THE FOLLOWING EGRESS REQUIREMENTS PER THE IRC 2021:
 - 1ST FLOOR:
CLEAR OPENING WIDTH >20"
CLEAR OPENING HEIGHT >24"
MINIMUM CLEAR OPENING SQFT = 5.0 SQFT
MAXIMUM SILL HEIGHT ABOVE FLOOR = 44"
 - 2ND FLOOR:
CLEAR OPENING WIDTH >20"
CLEAR OPENING HEIGHT >24"
MINIMUM CLEAR OPENING SQFT = 5.7 SQFT
MAXIMUM SILL HEIGHT ABOVE FLOOR = 44"



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PROJECT NUMBER:	F20006
DATE:	4.28.2022
DRAWN BY:	R.L.D.
CHECKED BY:	J.F.F.
TITLE:	

Floor Plans

SIZE:

A-2

Schematic Design



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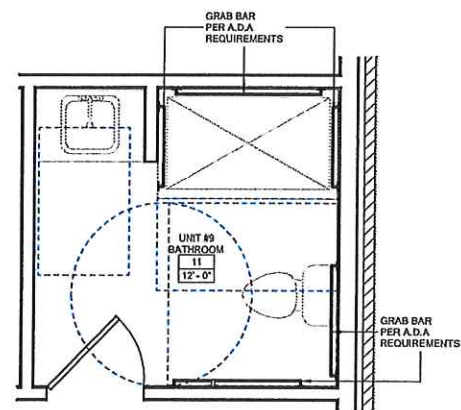
PROJECT NUMBER: FC2006
 DATE: 6.28.2020
 DRAWN BY: JLF
 CHECKED BY: JLF
 TITLE:

Bathrooms

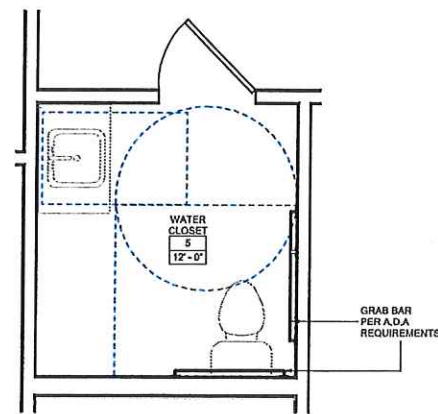
Sheet:

A-2.1

Schematic Design



1 Unit Bathroom Layout
 A-2.1 1/2" = 1'-0"



2 Water Closet
 A-2.1 1/2" = 1'-0"



FLYNN ARCHITECT
DESIGN-ARCHITECTURE-INTERIORS

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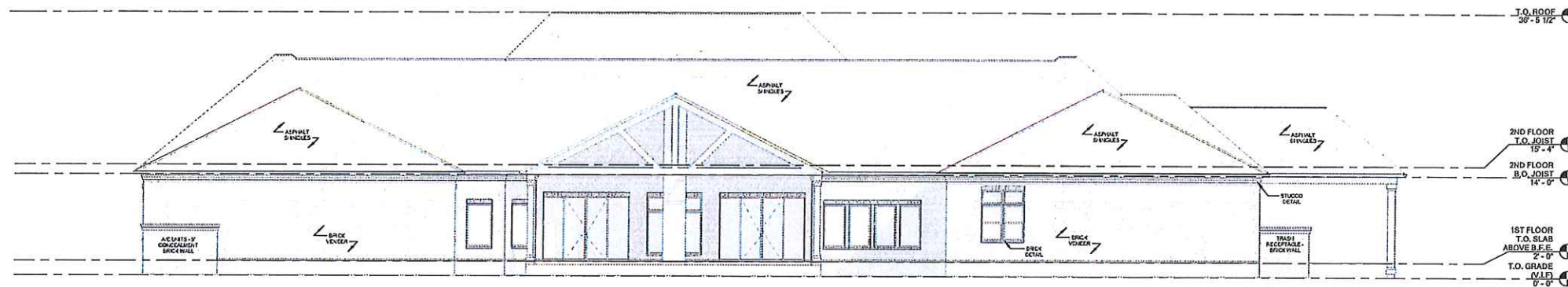
PROJECT NUMBER: F200006
DATE: 8/28/2013
DRAWN BY: JF
CHECKED BY: JF
TITLE:

Elevations

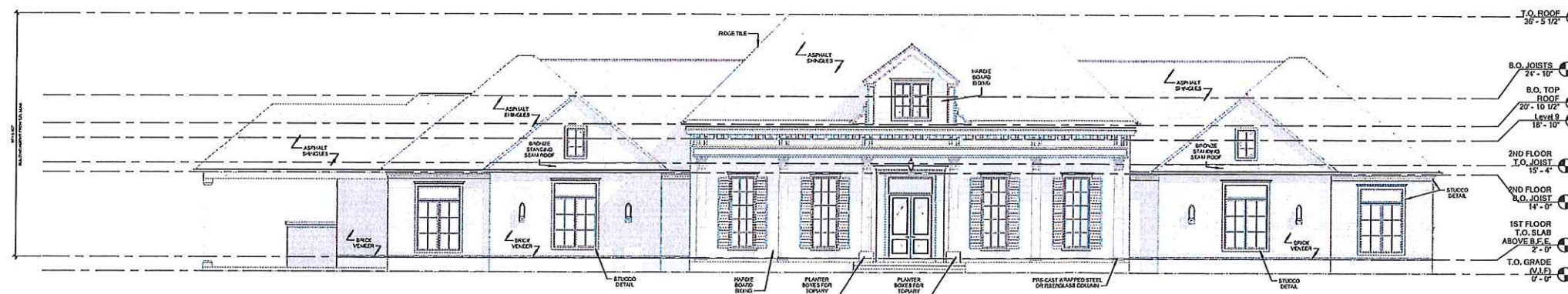
DATE:

A-4

Schematic Design



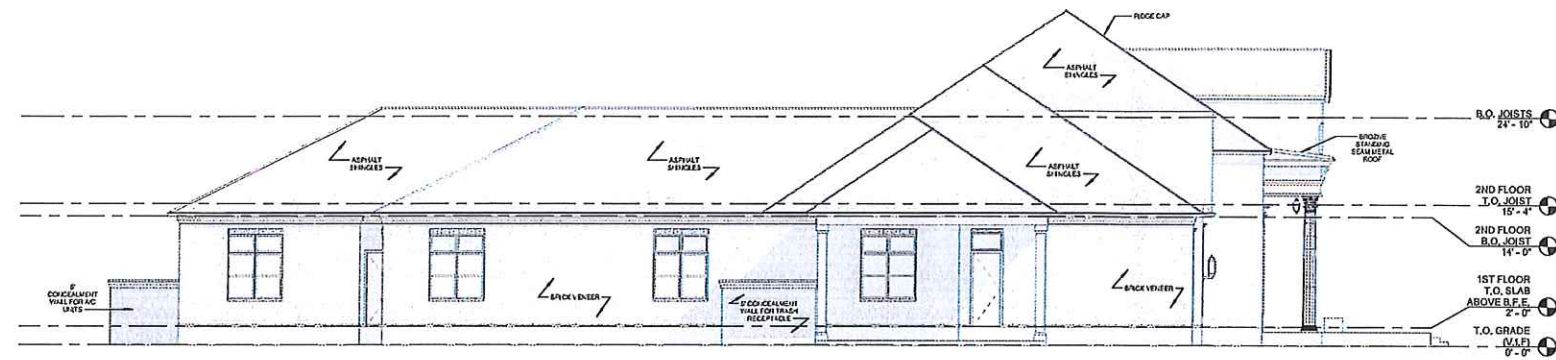
2 Rear Elevation
A-4 1/8" = 1'-0"



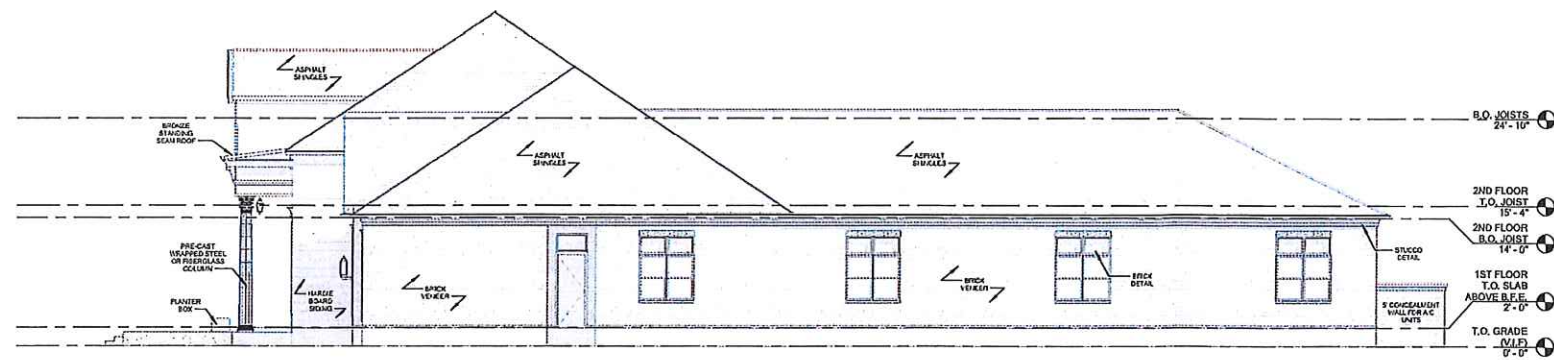
1 Front Elevation
A-4 1/8" = 1'-0"



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2 Livingston Side Elevation
 A-4.1 1/8" = 1'-0"



1 Side Elevation
 A-4.1 1/8" = 1'-0"

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PROJECT NUMBER: F03006
 DATE: 08-20-23
 DRAWN BY: RFD
 CHECKED BY: JFF

TITLE: Elevations

SHEET:

A-4.1

Schematic Design



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PROJECT NUMBER: FD13006
DATE: 8/26/2020
DRAWN BY: RLD
CHECKED BY: JFF

TITLE:
3D Render

SHEET:
A-4.2

Schematic Design



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PROJECT NUMBER: F03306
DATE: 8.28.2020
DRAWN BY: RLO
CHECKED BY: JEF

TITLE:
3D Render

SHEET:
A-4.3

Schematic Design